

AMENDED IN ASSEMBLY JANUARY 4, 2006

CALIFORNIA LEGISLATURE—2005–06 REGULAR SESSION

ASSEMBLY BILL

No. 782

Introduced by Assembly Member Mullin

February 18, 2005

~~An act relating to housing. An act to amend Sections 33030 and 33320.1 of the Health and Safety Code, relating to redevelopment.~~

LEGISLATIVE COUNSEL'S DIGEST

AB 782, as amended, Mullin. ~~Housing—Redevelopment: project area.~~

The Community Redevelopment Law authorizes the establishment of redevelopment agencies in communities to address the effects of blight, as defined, in those communities. That law also specifies both the physical and economic conditions that cause blight and defines a project area as a “predominantly urbanized” area of a community that is a blighted area. One criterion of blight is that the land in the project area is characterized by the existence of subdivided lots of irregular form and shape and inadequate size for proper usefulness and development that are in multiple ownership.

This bill would delete this criterion from the definition of “blight” for purposes of these provisions.

~~Under existing law, there are programs providing assistance for, among other things, multifamily housing, emergency housing, farmworker housing, homeownership for low- and very low income households, and downpayment assistance for first-time homebuyers.~~

~~This bill would make legislative findings and declarations regarding the need to make more housing available.~~

Vote: majority. Appropriation: no. Fiscal committee: no.
State-mandated local program: no.

The people of the State of California do enact as follows:

1 SECTION 1. Section 33030 of the Health and Safety Code is
2 amended to read:

3 33030. (a) It is found and declared that there exist in many
4 communities blighted areas which constitute physical and
5 economic liabilities, requiring redevelopment in the interest of
6 the health, safety, and general welfare of the people of these
7 communities and of the state.

8 (b) A blighted area is one that contains both of the following:

9 (1) An area that is predominantly urbanized, as that term is
10 defined in Section 33320.1, and is an area in which the
11 combination of conditions set forth in Section 33031 is so
12 prevalent and so substantial that it causes a reduction of, or lack
13 of, proper utilization of the area to such an extent that it
14 constitutes a serious physical and economic burden on the
15 community which cannot reasonably be expected to be reversed
16 or alleviated by private enterprise or governmental action, or
17 both, without redevelopment.

18 (2) An area that is characterized by ~~either of the following:~~

19 ~~(A) One or more conditions set forth in any paragraph of~~
20 ~~subdivision (a) of Section 33031 and one or more conditions set~~
21 ~~forth in any paragraph of subdivision (b) of Section 33031.~~

22 ~~(B) The condition described in paragraph (4) of subdivision~~
23 ~~(a) of Section 33031.~~

24 (c) A blighted area also may be one that contains the
25 conditions described in subdivision (b) and is, in addition,
26 characterized by the existence of inadequate public
27 improvements, parking facilities, or utilities.

28 SEC. 2. Section 33320.1 of the Health and Safety Code is
29 amended to read:

30 33320.1. (a) "Project area" means, except as provided in
31 Section 33320.2, 33320.3, 33320.4, or 33492.3, a predominantly
32 urbanized area of a community ~~which~~ *that* is a blighted area, the
33 redevelopment of which is necessary to effectuate the public
34 purposes declared in this part, and ~~which~~ *that* is selected by the
35 planning commission pursuant to Section 33322.

36 (b) As used in this section, "predominantly urbanized" means
37 that not less than 80 percent of the land in the project area *is*
38 *either of the following:*

1 (1) Has been or is developed for urban uses; ~~or.~~

2 ~~(2) Is characterized by the condition described in paragraph~~
3 ~~(4) of subdivision (a) of Section 33031; or~~

4 ~~(3)~~

5 (2) Is an integral part of one or more areas developed for urban
6 uses ~~which~~ *that* are surrounded or substantially surrounded by
7 parcels ~~which~~ *that* have been or are developed for urban uses.
8 Parcels separated by only an improved right-of-way shall be
9 deemed adjacent for the purpose of this subdivision.

10 (c) For the purposes of this section, a parcel of property as
11 shown on the official maps of the county assessor is developed if
12 that parcel is developed in a manner ~~which~~ *that* is either
13 consistent with zoning or is otherwise permitted under law.

14 (d) The requirement that a project be predominantly urbanized
15 shall apply only to a project area for which a final redevelopment
16 plan is adopted on or after January 1, 1984, or to an area ~~which~~
17 *that* is added to a project area by an amendment to a
18 redevelopment plan, which amendment is adopted on or after
19 January 1, 1984.

20 SECTION 1. ~~(a) The Legislature finds and declares all of the~~
21 ~~following:~~

22 ~~(1) Approximately 220,000 housing units need to be produced~~
23 ~~in California each year to meet demand. Yet only four times in~~
24 ~~the last 20 years has the production target been reached.~~

25 ~~(2) While the national homeownership rate has reached a~~
26 ~~record high, the rate in California is 10 percent below the~~
27 ~~national average, and ranks 48th in the nation.~~

28 ~~(3) There is an extreme shortage of rental housing in~~
29 ~~California, particularly for lower income renters. Rental housing~~
30 ~~construction is primarily at the high end of the rental market. The~~
31 ~~statewide rental vacancy rate is fourth lowest in the nation.~~

32 ~~(4) Over one third of all renter families statewide pay over~~
33 ~~half their incomes in rent. Over one half of all low income~~
34 ~~renter families pay over half their incomes in rent, while almost~~
35 ~~three out of four very low income renter families pay over half~~
36 ~~their incomes in rent. It requires 106 hours per week at a~~
37 ~~minimum wage job to afford the average two bedroom unit in~~
38 ~~California.~~

39 ~~(5) One out of every eight housing units statewide is in~~
40 ~~substandard condition, and one of every eight metropolitan~~

1 California rentals is overerowed. Threats to resident safety and
2 displacement and costs of repairs and rehabilitation can be
3 mitigated with more effective local housing code enforcement
4 and compliance activities. Moreover, increased availability of
5 public funds to help finance rehabilitation and repairs will result
6 in the preservation of existing housing rather than replacement of
7 that housing at higher construction costs.

8 (6) The Department of Housing and Community Development
9 estimates that there are over 360,000 homeless individuals in
10 California, and other data discloses that one-third of the
11 homeless population, and the segment increasing most rapidly,
12 are families with children.

13 (7) More than 147,000 rental units built in this state prior to
14 1980 under the Section 236, Section 221(d)(3), and Section 8
15 programs of the United States Department of Housing and Urban
16 Development and the Section 515 program of the federal Farmers
17 Home Administration are at risk of conversion to higher rent
18 housing or condominium units. Loss of this housing stock will
19 displace thousands of elderly, disabled, and struggling families
20 with no place to go.

21 (8) The basic housing goal for state government pursuant to
22 subdivision (b) of Section 50003 of the Health and Safety Code
23 is to provide a decent home and suitable living environment for
24 every California family.

25 (b) The Legislature further finds and declares all of the
26 following:

27 (1) There is an urgent need to provide affordable housing to
28 meet the increasingly unfulfilled housing needs of this state.

29 (2) There is an immediate need to reaffirm the commitment to
30 the official housing policy of the state and provide sufficient
31 financial resources to meet this commitment over a reasonable
32 period of time.

33 (3) There is a critical need to provide financial assistance to do
34 all of the following:

35 (A) Purchase, construct, and rehabilitate emergency shelters
36 and transitional housing for homeless families and individuals.

37 (B) Construct rental housing for families and individuals,
38 including the special housing needs of seniors, the disabled, and
39 farmworkers.

- 1 ~~(C) Preserve and rehabilitate affordable homes and rental~~
- 2 ~~housing.~~
- 3 ~~(D) Provide home purchase assistance for first-time~~
- 4 ~~homebuyers.~~

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